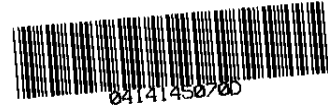


# UNOFFICIAL COPY

Reserved for Recorder's Office



Doc#: 0414145070  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 05/20/2004 09:03 AM Pg: 1 of 3

## TRUSTEE'S DEED

*002-18420*  
*me*  
This indenture made this 17th day of May, 2004, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 11th day of February, 2000, and known as Trust Number 1108114, party of the first part, and

FRANCA SHER

whose address is :

3001 Thatcher, Apt. 2M  
River Grove, IL 60171

party of the second part.

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit: 3


SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:


**Permanent Tax Number: 12-16-311-039-0000** affecting land & other property

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

COUNTY TAX	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 0000129740
	 MAY. 19.04	
	REVENUE STAMP	
<b>REAL ESTATE TRANSFER TAX</b>		
00044.00		
FP326670		

STATE TAX	<b>STATE OF ILLINOIS</b>	# 0000064444
	 MAY. 18.04	
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
<b>REAL ESTATE TRANSFER TAX</b>		
00088.00		
FP326669		

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written



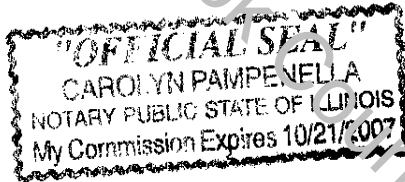
**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: *[Signature]*  
Assistant Vice President

State of Illinois  
County of Cook SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 17th day of May, 2004



*[Signature]*  
NOTARY PUBLIC

PROPERTY ADDRESS:  
10025 W. Irving Park  
Unit #GC, Schiller Park, IL

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
171 N. Clark Street  
ML04LT  
Chicago, IL 60601-3254

AFTER RECORDING, PLEASE MAIL TO:

NAME Law Offices of John Papadimitri  
ADDRESS 8521 W. Higgins OR BOX NO. \_\_\_\_\_  
#340  
CITY, STATE Chicago IL 60631  
SEND TAX BILLS TO: Franco Shea  
10025 W Irving PARK #GC  
Schiller Park IL 60676

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LEGAL DESCRIPTION

PARCEL 1:

UNIT GC IN THE 10025 W. IRVING PARK ROAD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED ON NOVEMBER 20, 2002 AS DOCUMENT NO. 0021287424 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE # / AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0021287424

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION FILED AS DOCUMENT NO. LR2869282, IN COOK COUNTY, ILLINOIS

P. I. N. :12-16-311-039-0000

COMMONLY KNOWN AS: UNIT NO. GC  
10025 W. IRVING PARK RD,  
SCHILLER PARK, IL 60176

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL .

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.